Karen Johnson Davidson County
Batch# 812593 DEEDQC
02/28/2022 02:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220228-0022548

QUITCLAIM DEED

MAIL RECORDED DEED TO:	OWNER (SEND TAX BILLS TO):
DOMINIQUE CROSBY GREGORY HOLLEY, JR. 1330 HAVENBROOK DRIVE NASHVILLE, TN 37207 FILE # FIMH-TN-203661	DOMINIQUE CROSBY GREGORY HOLLEY, JR. 1330 HAVENBROOK DRIVE NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DOMINIQUE CROSBY, a married woman, who acquired title as unmarried, joined by her spouse, GREGORY HOLLEY, JR. (herein, "Grantor"), whose address is 1330 Havenbrook Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to DOMINIQUE CROSBY and GREGORY HOLLEY, JR., wife and husband, as tenants by the entireties (herein, "Grantee"), whose address is 1330 Havenbrook Drive, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1330 Havenbrook Drive, Nashville, TN 37207

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

PIN NO: 050 02 0B 2440000

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 7th day of February, 2022.

GRANTOR:

Dominique Crosby

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Dominique Crosby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2022.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

GRANTOR:

Gregory Holley, Jr.

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Gregory Holley, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of February, 2022.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
Dominique Crosby

Subscribed and sworn to under oath before me, this 7th day of February, 2022 by Dominique Crosby.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

Grantee:

Grantee signature: _____
Gregory Holley, Jr.

Subscribed and sworn to under oath before me, this 7th day of February, 2022 by Gregory Holley, Jr..

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 244 ON THE PLAN OF BELLE ARBOR TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT, HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, FILED AS EXHIBIT TO AND ESTABLISHED BY AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLE ARBOR AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLE ARBOR TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT, HORIZONTAL PROPERTY REGIME WITH PRIVATE ELEMENTS, OF RECORD IN INSTRUMENT NO. 20171116-0117974 AND CORRECTED BY SCRIVENER'S AFFIDAVIT OF RECORD IN INSTRUMENT NO. 20171122-0119839 AND AMENDED BY FIRST AMENDMENT TO THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLE ARBOR AND DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR BELLE ARBOR TOWNHOMES, A TOWNHOME PLANNED UNIT DEVELOPMENT OF RECORD IN INSTRUMENT NO. 20180105-0001817, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20181005-0099089 on October 5, 2018.

PIN NO: 050 02 0B 2440000

STREET ADDRESS: 1330 Havenbrook Drive, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

22-065354 (MD)

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on FEBRUARY 07, 2022 (date of document).

Affiant Signature

FEBRUARY 07, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 07 day of FEBRUARY, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

